



**JOINT ANTELOPE VALLEY AUTHORITY**

**Board Meeting  
September 11, 2003**

Meeting Began at: 10:33 a.m.  
Meeting Ended at: 11:15 a.m.

Members Present: Glenn Johnson, Roger Figard, Christine Jackson

Others Present: Amy Cornelius-Jones, Bruce Sweney, Joel Pedersen, Margaret Remmenga, Rich McDermott, Delores Lintel, Wayne Teten, Jim Cook, Clark DeVries, Rick Herrick, Jim Straka, Mike Morosin, Ed Patterson, Clint Thomas, Wynn Hjermstad, Pam Manske, Beth Thacker, Jim Christo, Harlon Layton

**Order No. 01-03 - Call Meeting to Order**

Glenn Johnson called the JAVA Board meeting to order at 10:33 a.m.  
There was a moment of silence in commemoration for 9-11-01.

**Order No. 02-03 - Minutes of Previous Meeting**

There is a correction to last month's meeting; Beth Thacker should have been included in those who attended the meeting.

Jackson moved to approve the minutes of the August 14, 2003 Board meeting. Figard seconded.

AYE: Johnson, Jackson, Figard

NAY

**Order No. 03-03 -Resolution authorizing the JAVA chairman to approve the Professional Services contract with Parsons Brinckerhoff for the Military, "Y" and Vine Street projects in accordance with the approved Selection Procedures.**

Joel Pedersen and Wayne Teten presented the resolution to the Board (Attached). The resolution allows approval of the contract and follows selection procedures. In paragraph one of the resolution, there is authority for the Chair of the JAVA Board to approve amendments. Written amendments in excess of \$50,000 are subject to Board approval. There is also wording that the Board will be updated on any amendments that are approved. Teten summarized the essence of the contract. Among the duties is to sort out the costs of the project and have a high level of record keeping for these projects. There is also a provision that the projects are negotiated separately. The City project, 27<sup>th</sup> & Vine St, will be coordinated simultaneously with the Vine Street Bridge project, however the funds need to be kept separately. This should result in a minimal disruption during construction. Pedersen added that these three JAVA projects are already funded in the budget. This agreement does meet with Pedersen's review. Teten indicated that Parsons Brinckerhoff is the primary contractor and the sub-contractors are Olsson Associates, The Schemmer Associates, and HWS Consulting.

Figard moved to adopt Resolution No. 03-0911-03.

Jackson seconded.

AYE: Johnson, Jackson, Figard

NAY

**Order No. 04-03 -Resolution for Authority to Acquire properties located at 233 N 22<sup>nd</sup>, 2145 Q, 2135 Q, 2137 R and 2147 R Streets, all part of the East Downtown Park.**

Joel Pedersen presented Resolution No. 03-0911-04 (attached) which includes properties at: 233 N 22<sup>nd</sup> (Tract 33 part), 2145 Q (Tract 33 part), 2135 Q (Tract 32), 2137 R (Tract 24) and 2147 R (Tract 23), which is part of the East Downtown Park and the Antelope Creek Channel Improvements All these properties were previously authorized for study and appraisal. These are apart of the Community Revitalization Strategy. Urban Development has indicated that there are funds available to make offers in the Capital Improvement Program. There were letters sent to the property owners informing them that these addresses were on the agenda today.

Figard moved to adopt Resolution No. 03-0814-04.

Jackson seconded.

AYE: Johnson, Jackson, Figard

NAY

**Order No. 05-03- Appointment of Citizen Committee Members**

Of the nine members, three have terms that are expiring; Pam Manske, Beth Thacker, and Mike Morosin. JAVA requested information from anyone who would be interested in serving on the committee by placing a Public Notice in the newspaper. All three current members expressed an interest in being reappointed. There were no other letters of interest submitted.

Jackson moved to reappoint the current Citizen Committee members for a three year term.

Figard seconded.

AYE: Johnson, Jackson, Figard

NAY

**Order No. 06-03- Staff Reports**

Teten updated the board on various items.

- The bids for Vine Street and Military projects were taken on August 22, 2003. Hawkins Constructions was the low bid at \$8.91 million. Contracts will hopefully be awarded during the week of September 15.
- Vine Street project should be letting near the end of October to start construction late November.
- The sod is not in place at the Northeast Park yet, but it is ready to be laid as soon as it dries up.
- Channel Phase I project with the mattresses in place in the Salt Creek area is working as planned and is handling the water very well.

Wynn Hjermstad updated the Board on the Community Revitalization aspect of Antelope Valley. We are still working with RTKL and the three Mayor's committees. We will hopefully be getting the committees back together in three to four weeks. Land use is being finalized as well as identifying six projects (3 for the neighborhoods and 3 for East Downtown) to get ready for bids. In addition, a presentation is being worked on in a six to eight week time period.

Mike Morosin had expressed concerns with the House Preservation and Infill Plan not reflecting accurate lot dimensions of his property. Hjermstad indicated that the plan has been corrected and is available on the City's website under Antelope Valley. The assessor's information needs to be corrected through the county authorities, the City cannot make those adjustments. Hjermstad has contacted the County Assessor and he is willing to sit down with Morosin to discuss the concerns.

Clint Thomas updated the Board on the Right-of-Way acquisition process. Some have total acquisition, some have had offers made, some are partial acquisition and some are waiting for the 30-day waiting period.

- Northeast Community Park 1 tract

• Vine Street Bridge	4 tracts
• Military Bridge	5 tracts
• Phase II Storm Water Mgmt	9 tracts
• Y Street Bridge	4 tracts
• Phase III Storm Water Mgmt	20 tracts
• 19 <sup>th</sup> Street, K-Q	11 tracts
• Community Revitalization Phase III	7 tracts

**Order No. 07-03- Citizen's Committee Reports**

There were not any updates from the Citizen's Committee this month.

**Order No. 08-03- Non-Agenda Items**

Ed Patterson stated concerns regarding the relocation of homes and the Antelope Valley House Preservation and Infill Program. Mr. Patterson showed maps and other illustrations. There is a great desire to keep the homes in their current neighborhoods.

Mike Morosin stated many concerns with his "offer to purchase" from the City having inconsistencies. He had illustrations that he presented to the Board and asked the Board to redo his offer.

Johnson reminded everyone about the October JAVA Board meeting being **rescheduled** from October 9 to **October 15, 2003 from 11:00-12:00 a.m. in the Council Chambers.**

Meeting adjourned at 11:15 a.m.